006.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	962,400 / 962,400
					USE VALUE:	962,400 / 962,400
					ASSESSED:	962,400 / 962,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GHABBOUR AFIFI ELHAM	
Owner 2:	GHABBOUR MAHMOUD A	
Owner 3:		
Street 1:	14 LAKE ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	GHABBOUR AFIFI ELHAM -
Owner 2:	-
Street 1:	14 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2709 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5112.000	544,000	5,600	412,800	962,400
Total Card	0.117	544,000	5,600	412,800	962,400
Total Parcel	0.117	544,000	5,600	412,800	962,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.26 | /Parcel: 355.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	544,100	5600	5,112.	412,800	962,500	962,500	Year End Roll	12/18/2019
2019	104	FV	403,600	5600	5,112.	438,600	847,800	847,800	Year End Roll	1/3/2019
2018	104	FV	403,600	5600	5,112.	319,900	729,100	729,100	Year End Roll	12/20/2017
2017	104	FV	377,900	5600	5,112.	278,700	662,200	662,200	Year End Roll	1/3/2017
2016	104	FV	377,900	5600	5,112.	237,400	620,900	620,900	Year End	1/4/2016
2015	104	FV	335,600	5600	5,112.	232,200	573,400	573,400	Year End Roll	12/11/2014
2014	104	FV	335,600	5600	5,112.	190,900	532,100	532,100	Year End Roll	12/16/2013
2013	104	FV	344,800	5600	5,112.	181,600	532,000	532,000		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 586

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GHABBOUR AFIFI	55681-275		10/27/2010	Convenience	1	No	No		
GHABBOUR MAHMOU	53566-307		9/22/2009	Family	2,990	No	No		
ROSSELLI EMELIO	51830-92		10/27/2008		530,000	No	No		
	16477-1		10/1/1985		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2012	1416	Manual	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	Measured	JBS	JOHN S
4/25/2013	Info Fm Prmt	EMK	Ellen K
5/11/2009	Meas/Inspect	372	PATRIOT
3/28/2000	Inspected	263	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5112		Sq. Ft.	Site		0	80.	1.01	1			Med. Tr	-10					412,821						412,800	

USER DEFINED

Prior Id # 1:	5559
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 5559

GIS Ref:

GIS Ref:

Insp Date: 06/13/13

!586!

PRINT: Date 12/10/20 Time 16:20:45

LAST REV: Date 02/12/14 Time 11:18:01 mmcmakin

Patriot Properties Inc.

Total AC/HA:	0.11736	Total SF/SM:	5112	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	412,821	Spl Credit		Total:	412,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05919719
Const Adj.:	0.98980200
Adj $ / SQ:	178.227
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668344
Depreciation:	124312
Depreciated Total:	544032

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

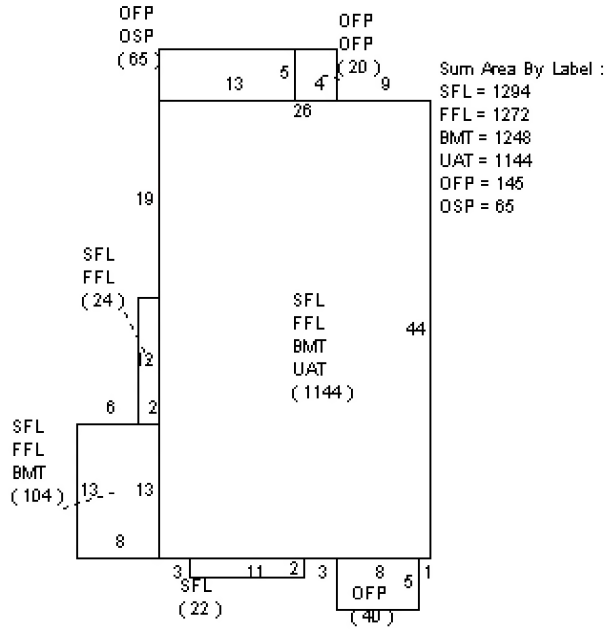
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	2	
Totals			
2	12	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	178.23
Special Features:	0	Val/Su Net:	126.22
Final Total:	544000	Val/Su SzAd	212.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,294	178.230	230,626
FFL	First Floor	1,272	178.230	226,705
BMT	Basement	1,248	53.470	66,728
UAT	Upper Attic	286	104.260	29,819
OFP	Open Porch	145	27.590	4,001
OSP	Screen Porch	65	45.600	2,964

Net Sketched Area:	4,310	Total:	560,843
Size Ad	2566	Gross Are	5168	FinArea	2709
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	23X20	A	AV	1923	20.43	T	40	104			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

IMAGE

AssessPro Patriot Properties, Inc